

# CITY OF BEAVERTON

## BOARD OF DESIGN REVIEW

### FINAL AGENDA

BEAVERTON CITY HALL  
**COUNCIL CHAMBERS**  
4755 SW GRIFFITH DRIVE  
BEAVERTON, OR 97005

**OCTOBER 30, 2003**

6:30 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

#### CONTINUANCES

1. **DR2003-0005 - CANYON TOWN CENTER RETAIL BUILDING**

*(Continued from September 4, 2003)*

The applicant requests Design Review Three approval for a proposed speculative retail building to be approximately 6,000 square feet in size, with associated parking and landscaping improvements.

#### NEW BUSINESS

##### PUBLIC HEARING

1. **DR2003-0024 - CRESCENT HILL APARTMENTS PHASE III**
2. **ADJ2003-0003 - CRESCENT HILL APARTMENTS PHASE III**
3. **ADJ2003-0004 - CRESCENT HILL APARTMENTS PHASE III**
4. **TPP 2003-0022 - CRESCENT HILL APARTMENTS PHASE III**
5. **LLA 2003- 0006 - CRESCENT HILL APARTMENTS PHASE III**

The applicant, Commerce Investment Incorporated, is proposing to construct a third phase to the existing Crescent Hill Apartments. The proposal includes the addition of two single-family residential lots. In summary, the applicant requests approval of the following: (1). For DR2003-0024, a Type III application for Design Review (DR), the applicant proposes to construct five apartment buildings (four three-story buildings and one two-story building) for a total of 40 apartment units. The application for Design Review includes the review of proposed architecture, parking, site circulation and site landscaping. (2). For ADJ2003-0003, a Type II application for Minor Adjustment (ADJ), the applicant requests adjustment to the height standard of the R-2 zone applicable to proposed three-story apartment buildings. The R-2 zone height standard is 35 feet. The applicant proposes to construct three-story apartment buildings at approximately 38.5 feet in height. (3). For LLA2003-0006, a Type I Land Division application, the applicant requests approval for a lot line adjustment (LLA) to the lot boundaries of Tax Lots 300 and 301 to create two single-family residential lots that would be located within the south portion of the site where adjacent to existing single-family lots. Proposed single-family residential lots would be accessed from SW Laurelwood Avenue. The proposed multi-family apartments would be accessed from SW Apple Way. (4). For ADJ 2003-0004, a Type II application for Minor Adjustment, the applicant requests adjustment to the Lot Depth standard of the R-5 zone applicable to one of the two proposed single-family residential lots. The R-5 zone lot depth standard is 100 feet. The applicant proposes a lot depth of 97 feet. (5). For TPP 2003-0022 the applicant proposes removal of up to 20 trees that have a diameter (dbh) of 10 inches or greater.

APPROVAL OF MINUTES FOR AUGUST 14, 28, AND SEPTEMBER 4, 2003

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

## **PUBLIC HEARING FORMAT**

**Chairperson Opens Hearing**

**City Staff Presents Staff Report**

**Applicant Identifies & Explains their  
Request**

**Public Testimony For or Against  
Rebuttal Testimony**

**Applicant**

**Staff Comments**

**City Attorney's Comments**

**Chairperson Closes Hearing**

**Deliberation & Action**

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.